

BK 7144 PG 316

43-61
NO TRANSFER
TAX PAID

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

036330

THAT WAYNE A. CASHMAN, of 14 Violette Avenue, Waterville of Kennebec, State of Maine duly appointed and acting Personal Representative of the Estate of DOROTHY M. OUELLETTE, deceased, testate, as shown by the probate records of the County of Kennebec, Maine, by the power conferred by law, and every other power, in distribution of the estate, grants to WAYNE A. CASHMAN of 14 Violette Avenue, Waterville, County of Kennebec and State of Maine, being the person entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, described as follows, to wit:

A certain lot or parcel of land situated in said Waterville, and being Lot No. Seven (7) on Plan of Rosemar Park, as amended, made for L. N. Violette Co., Inc., dated April 1951, and recorded in the Kennebec County Registry of Deeds, to which Plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann, et al, by deed of December 11, 1948 recorded in said Registry of Deeds in Book 865, Page 131.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary line.
2. That no residences for more than two (2) families will be built thereon.
3. That no trade or business will be carried on thereon.
4. That the Lot will not be used for the storage of any new or second-hand goods, automobiles, machines, junk or salvage material of any kind.

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5. That no separate garage shall be built thereon larger than twenty (20) feet, two (2) car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet.

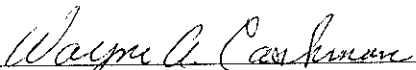
6. That no dwelling house costing less than Six Thousand Dollars (\$6,000.00) be built thereon.

Being the same premises as conveyed to Dorothy Ouellette from Wayne A. Cashman by quitclaim deed dated April 29, 1998 and recorded in Kennebec Registry of Deeds in Book 5604, Page 155. The said Dorothy M. Ouellette died testate June 12, 1998 and her estate is duly probated in Kennebec Probate Court, Docket #2000-226.

WITNESS, my hand and seal this 13th day of November, 2002.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF


WITNESS


WAYNE A. CASHMAN, AS PERSONAL
REPRESENTATIVE OF THE ESTATE
OF DOROTHY M. OUELLETTE

STATE OF MAINE
Kennebec, ss.

Then personally appeared the above-named WAYNE A. CASHMAN in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,



DAVID R. WHITTIER
My Commission Expires
August 30, 2007



RECEIVED KENNEBEC SS.

2002 NOV 15 AM 9:00

ATTEST: 
REGISTER OF DEEDS